

## **NOTICE OF PREPARATION DOCUMENTATION**

**DATE:** June 12, 2008

**PROJECT NAME:** Otay Business Park

**PROJECT NUMBER(S):** TM5505

**PROJECT APPLICANT:** Otay Business Park, 4225 Executive Square, Suite 920 La Jolla, CA 92037

**ENV. REVIEW NUMBER:** ER 93-19-006W

### **PROJECT DESCRIPTION:**

The project proposes a Tentative Subdivision Map to subdivide a 161.6 gross acre parcel into 59 industrial lots and 2 stormwater detention basin lots. Proposed lots range in area from 0.9 to 5.0 acres. The site is currently undeveloped but is subject to the (General Plan) Otay Subregional Plan, Land Use Designation Specific Plan Area/21. Zoning falls under the East Otay Mesa Specific Plan, Subarea 2, with a designation of Mixed Industrial. This land use is intended primarily for accommodating wholesale storage and distribution, research services, and general industrial uses.

Access would be primarily from Alta Road along the western boundary of the site and Siempre Viva Road and Airway Road from the west. The project proposes to extend these roads to the site (Alta Road, 2600 feet; Siempre Viva Road, 1330 feet; and , Airway Road, 1300 feet) which would result in approximately 20.4 acres of offsite grading impacts. An additional road, Loop Road, would traverse the project site from west to northeast. All roads would be public. The proposed development plan is also intended to accommodate future construction of SR-11. One proposed alignment of SR-11 would traverse the northeastern portion of the site.

The project proposes sewer service from the East Otay Mesa Sewer District and water service from the Otay Water District. The project will be required to annex into the San Diego Rural Fire Protection District. Extensions of water, sewer, and storm drain lines into the project area will be required. Earthwork on the conception grading plan consists of cut and fill of 965,000 cubic yards of material. Detention basins are proposed in the southeastern and southwestern portions of

the property. The project is to be implemented in four phases, progressing from west to east.

**PROJECT LOCATION:**

Assessor's Parcel Number 648-070-21, located immediately north of the U.S./Mexico border, approximately 0.5 mile east of Enrico Fermi Drive, in East Otay Mesa, within unincorporated San Diego County. The property also lies immediately southeast of and adjacent to the future intersection of Alta Road and Airway Road.

**PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

Air Quality	Potentially Significant Impact
Biological Resources	Potentially Significant Impact
Cultural Resources	Less than Significant with Mitigation
Paleontological Resources	Less than Significant with Mitigation
Hydrology & Water Quality	Less than Significant with Mitigation
Geology & Soils	Less than Significant with Mitigation
Hazards – Fire Protection Plan	
Hydrology/Drainage/Water Quality	Less than Significant with Mitigation
Noise	
Public Services	Potentially Significant Impact
Transportation/Traffic	Potentially Significant Impact
Utilities & Service Systems (Water Supply)	Less than Significant with Mitigation
Mandatory Findings of Significance	Potentially Significant Impact

**Attachments:**

Project Regional Location Map  
Project Detailed Location Map  
Plot Plan Exhibit  
Environmental Review Update Checklist Form